

QUEENS REAL ESTATE

IDEAL COLONIAL HOMES

At Less Than Present Cost Small Cash Payment
BALANCE LIKE RENT
IN ESTABLISHED COMMUNITY
Six, Seven, Eight and Nine Rooms
Every Modern Improvement
City Streets and Sewers; No Assessments

FLUSHING, N. Y. C.

OPERATORS ASSOC., INC.,
Parsons Ave. and Hyacinth Pl.

TELEPHONE
FLUSHING
2024

QUEENS REAL ESTATE

Nine Rooms and Three Baths

MOTOR OUT TO DAY and see this unusually attractive Colonial home containing 9 rooms and 3 baths, located in the most beautiful section of Flushing, only a few minutes' walk from the Broadway express station, and only 10 minutes' walk from the city center. The house is built on a large lot, 100 by 140 feet, fronting on Broadway, the corner of 27th Street, is beautifully landscaped and has a large garden in the rear. The house is built on a large lot, 100 by 140 feet, fronting on Broadway, the corner of 27th Street, is beautifully landscaped and has a large garden in the rear. The house is built on a large lot, 100 by 140 feet, fronting on Broadway, the corner of 27th Street, is beautifully landscaped and has a large garden in the rear.

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2024

UNIVERSITY HEIGHTS

Just Completed
2160-2170
UNIVERSITY AVENUE
1 Block No. Fordham Rd. at 188 St.

3-4-5 Room Apts.

With Large Foyers
LARGE, LIGHT AND AIRY
With every conceivable and modern improvement
Opposite beautiful Devoe Park
With Perpetual Light and rear.

Three minutes' walk from Fordham Road Station, the Jerome Ave. subway and the 6th and 9th Ave. Four blocks to University Heights station, New York Central Railroad, on Fordham Road.

Moderate Rentals. Agent on Premises

UNIVERSITY HEIGHTS

Just Completed
Ready for Occupancy
3-4-5 Room Apts.

Similar to Park Ave. Apartment Houses.
LARGE, LIGHT & AIRY
With every conceivable improvement
Location restricted and countrified.

University & Andrews Ave.
Block front Cor. 183rd St.
Minutes' walk from University Heights Station, the Jerome Ave. Subway and the 6th and 9th Ave. L. R. to University Heights Station, N. Y. C. R. R.

On Fordham Road.
Moderate Rentals. Agent on Premises.

JUST COMPLETED

SELECT Apartments
Location
FORDHAM HEIGHTS

3-4 BEAUTIFUL ROOMS

With Every Conceivable Improvement

Grand Concourse & Fordham Road
3 Blocks East of Jerome Ave. & Lexington Ave. Sub. Station.
6th and 9th Ave. Elevated
At Fordham Road.
Select tenants only.

Agent on Premises.
Phone Interval 2110.

Ready for Occupancy

IDEAL APARTMENTS
LOCATION
ENTIRE BLOCK FRONT

1565-1575

Grand Concourse
Cor. 173rd St.

3-4-5-6 BEAUTIFUL ROOMS

With Every Conceivable Improvement
Large Foyers

3 Blocks East of Jerome Ave. & Lexington Ave. Sub. Station.
6th and 9th Ave. Elevated at Belmont Street

Nice Rental. Agent on Premises.

HOTEL ROYALTON

44 WEST 44 ST.

Bachelor Apartment
Unfurnished

3 Rooms, 2 Baths
2 Rooms and Bath
2 Rooms, Alcove and Bath

Studios, Apt.—Ground Floor
All light from 10 ft. front Oct. All Apartments shown any time.

Hotel Service & Restaurant

BROOKLYN

THE HARRIET
Three attractive two and three room apartments, bath and kitchen, just completed in the most exclusive section of Brooklyn. All latest improvements. Leases are given. Apply to Mr. Williams, 467 1/2 Stirling St.

FURNISHED APARTMENTS TO LET
Fifth Ave. between 95th and 100th St.—Furnished apartment, 4 or 5 rooms, including bathroom, kitchen and living room. Phone Murray Hill 6382.

FURNISHED APARTMENT WANTED
FOR RENT—Three handsome offices, complete with furniture, in all good locations. Call on Mr. Williams, 467 1/2 Stirling St.

OFFICE TO LET
FOR RENT—Three handsome offices, complete with furniture, in all good locations. Call on Mr. Williams, 467 1/2 Stirling St.

FURNISHED APARTMENT WANTED
FOR RENT—Three handsome offices, complete with furniture, in all good locations. Call on Mr. Williams, 467 1/2 Stirling St.

Real Estate News

Drop in Cost
For Building

Hudson River Common Brick Sold as Low as \$15 a Thousand Last Week and Best Grades at \$20

Covered Wire Cheaper

Manufacturers to Cut Prices 5 Per Cent; No Change Looked For in Cement

Basic building materials at the week-end developed their first definite post-war tendency to return to a buyers' market, according to The Dow Service Daily Building Reports.

Hudson River common brick is listed as having been sold as low as \$15 a thousand, wholesale, as the autumn building season opened. The best grades, which a fortnight ago were being held rigidly at \$25, plus the usual additional charge for handling, haulage and 15 per cent covering delivery to job, were topping \$20 on Saturday.

It is significant that simultaneously with the introduction of counter-bidding, at first secret and later open, some of the largest speculative apartment-builders definitely decided to start at once the erection of huge high-priced projects. The projectors frankly stated that they had succeeded in breaking through the building price barrier in nearly every department. Quantity purchasing buyers succeeded in obtaining concessions on the part of manufacturers, but when it became known that shading had actually occurred almost the entire market set back, and there were indications that it had been known for some time that desirable quantity business offered in the lumber department brought attractive concessions, and from that time dates back to around the first of August, there have been signs of willingness on the part of certain manufacturers to meet the others. The momentum increased as the week drew to a close, and there were indications that this week will show a noticeable buying movement in such departments particularly lumber, brick, lime and plaster, also that there will be some stimulation in the work of going on architects' boards for new figures under the new market.

Cut in Rubber-Covered Wire

An illustration is found in the electrical supply department. Rubber-covered wire has been slow to move out of manufacturers' and distributors' hands. Whenever the market slumps on steel conduit this condition exists in the electric wire department because about three feet of electric wire is used to every foot of steel conduit. When there is a slump in building there is sure to follow closely a slump in the steel conduit business, and electric wire suffers accordingly. Recently there has not only been a slump in the volume of building construction, but also in the delivery of steel conduit over the railroads. The result is that the electric wire manufacturers contemplated at the week-end to cut the price of rubber-covered wire this week, possibly 5 per cent, in order to induce prospective builders to anticipate their requirements for the immediate future. The glass department

Also reveals something of this counter-bidding movement.

The building material market trends upward and downward since the first of the year were favorably impressed with the price of the great steel interests in keeping their steel prices steady. The fact is that the steel mills show no indication at this time to change their prices upward despite the fact that the copper market is fully as possible during the remainder of the year and still have a comfortable backlog running into 1921. By the end of the thirty days there ought to be a considerable shrinkage in the price of the premium situation in this department and the prospects are that the change will be downward.

The change in the building material price situation is being felt in the cement department. Although inquiries during August for cement have been greater than ever known, exceeding the totals for March, April, May, June and July combined, and at the first of the month the cement in the power in the Lehigh manufacturing district advanced 21 per cent, there is now some indication that the change will be downward.

20 Families Find Homes

In New Flatbush Colony

Pittsburgh Builders Find Ready Market for Homes With Long Term Mortgages

Seekers for homes are finding the houses recently erected in the new section of Flatbush, in East Forty-eighth, Forty-ninth, Fiftieth and Fifty-first streets, and on Schenck Avenue, very much to their liking. The Pittsburgh Corporation has sold over twenty of the houses in three weeks, and inquiries are pouring in from Pittsburgh syndicate and financed by fifteen-year mortgages advanced by the Metropolitan Life Insurance Company. It probably is the largest single home-building operation completed in New York City this year.

City and Suburban Homes

To Go on Auction Block

Bryan L. Kennedy will sell at public auction on a special sales day, Wednesday, September 22, 75 West 101st Street, a five-story flat; 418 West Fifty-seventh Street, a five-story flat; 725 and 727 White Plains Avenue, Tuckahoe, two three-story flats; 418 West 101st Street, a one-half story Colonial dwelling; a two and one-half story Colonial dwelling on Leonard Place, Highland Park, New Rochelle; 227 West Union Avenue, Bound Brook, N. J., a two-story Colonial dwelling on about six acres, and the Buena Vista dwelling on Mountain Road, Bound Brook, N. J., on about two acres.

Recent Buyers of Dwellings

Pineus D. Epstein is the purchaser of the dwelling 145 West 120th Street, sold recently by Abraham Roseman, formerly of Dorchester, Mass., the buyer of the dwelling at 139 West 104th Street, sold recently.

Find Homes in Westchester

Duroc Company sold for L. V. Richardson, Walter Smith, 17 Livingston Avenue, Dobbs Ferry.

C. Hillard Ross sold the dwelling 33 Arthur Street, Yonkers, to Mrs. Dorcas S. Burke.

Mrs. C. M. Murdoch and Arthur S. Hawley sold for Yester Ris his home in Mendon Avenue, Larchmont Center, to William Meyer.

Sale in West 46th St.

The Beckman Holding Company and Anna Rosenberg sold to Oscar F. Brenner the four-story building, with 100 West Forty-sixth Street, Box 100.

SURROGATES' NOTICES

IN PURSUANCE OF AN ORDER OF HONORABLE JOHN P. COHANE, a Surrogate of the County of New York, NOTICE is hereby given to all persons having claims against the County of New York, deceased, to present the same with vouchers thereon to the undersigned, at his place of transacting business, No. 15 Broad Street, in the City of New York, on or before the 15th day of September, 1920.

WESTCHESTER COUNTY REAL ESTATE

WARNING

You like the country.
You may perhaps buy in October.

BUT by October we shall have sold these places.

BYE—SALE, \$10,000.
14 rooms, 2 baths, 2 garages, 2 cars, 100 ft. lot, 100 ft. frontage, 100 ft. depth, 100 ft. width, 100 ft. height, 100 ft. length, 100 ft. area, 100 ft. volume, 100 ft. mass, 100 ft. weight, 100 ft. power, 100 ft. energy, 100 ft. force, 100 ft. pressure, 100 ft. tension, 100 ft. strain, 100 ft. stress, 100 ft. impact, 100 ft. momentum, 100 ft. impulse, 100 ft. quantity, 100 ft. number, 100 ft. count, 100 ft. total, 100 ft. sum, 100 ft. product, 100 ft. result, 100 ft. end, 100 ft. goal, 100 ft. objective, 100 ft. purpose, 100 ft. aim, 100 ft. intention, 100 ft. design, 100 ft. plan, 100 ft. scheme, 100 ft. project, 100 ft. program, 100 ft. policy, 100 ft. principle, 100 ft. rule, 100 ft. law, 100 ft. order, 100 ft. system, 100 ft. method, 100 ft. way, 100 ft. means, 100 ft. measure, 100 ft. degree, 100 ft. extent, 100 ft. range, 100 ft. scope, 100 ft. span, 100 ft. width, 100 ft. breadth, 100 ft. depth, 100 ft. height, 100 ft. length, 100 ft. area, 100 ft. volume, 100 ft. mass, 100 ft. 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